054.0	0002	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,100 / 880,100
					USE VALUE:	880,100 / 880,100
					ASSESSED:	880,100 / 880,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOSTALGIA PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	39 BRIGHTON AVE
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON CINDY L -
Owner 2:	-
Street 1:	3 COACHMEN LANE
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 7,615 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1940, having primarily Conc. Block Exterior and 1496 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	7615.000	426,200		453,900	880,100
Total Card	0.175	426,200		453,900	880,100
Total Parcel	0.175	426,200		453,900	880,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 588.30 | /Parcel: 588.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36302
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!4394!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0002-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	426,400	0	7,615.	453,900	880,300	880,300	Year End Roll	12/18/2019
2019	105	FV	339,600	0	7,615.	453,900	793,500	793,500	Year End Roll	1/3/2019
2018	105	FV	339,600	0	7,615.	304,800	644,400	644,400	Year End Roll	12/20/2017
2017	105	FV	320,300	0	7,615.	291,800	612,100	612,100	Year End Roll	1/3/2017
2016	105	FV	320,300	0	7,615.	265,900	586,200	586,200	Year End	1/4/2016
2015	105	FV	272,000	0	7,615.	214,000	486,000	486,000	Year End Roll	12/11/2014
2014	105	FV	272,000	0	7,615.	191,300	463,300	463,300	Year End Roll	12/16/2013
2013	105	FV	281,700	0	7,615.	181,600	463,300	463,300		12/13/2012

PRINT

Date	Time
12/10/20	19:25:10

LAST REV

Date	Time
07/19/19	11:08:42
mmcmakin	
4394	

USER DEFINED

Prior Id # 1:	36302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 4394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON CINDY L	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
JOHNSON GARTH J	23077-412		4/23/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2007	181	Re-Roof	4,480					
6/28/1999	353	Manual	1,200					PARTIAL REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
3/30/2009	Meas/Inspect	189	PATRIOT
11/10/2000	Hearing N/C		
1/7/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7615		Sq. Ft.	Site		0	70.	0.85	11									453,913						453,900	

Total AC/HA:	0.17482	Total SF/SM:	7615	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	453,913	Spl Credit		Total:	453,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.35000002
Const Adj.:	0.95117235
Adj $ / SQ:	205.453
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551207
Depreciation:	124959
Depreciated Total:	426248

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	6	Baths:	3	HB	

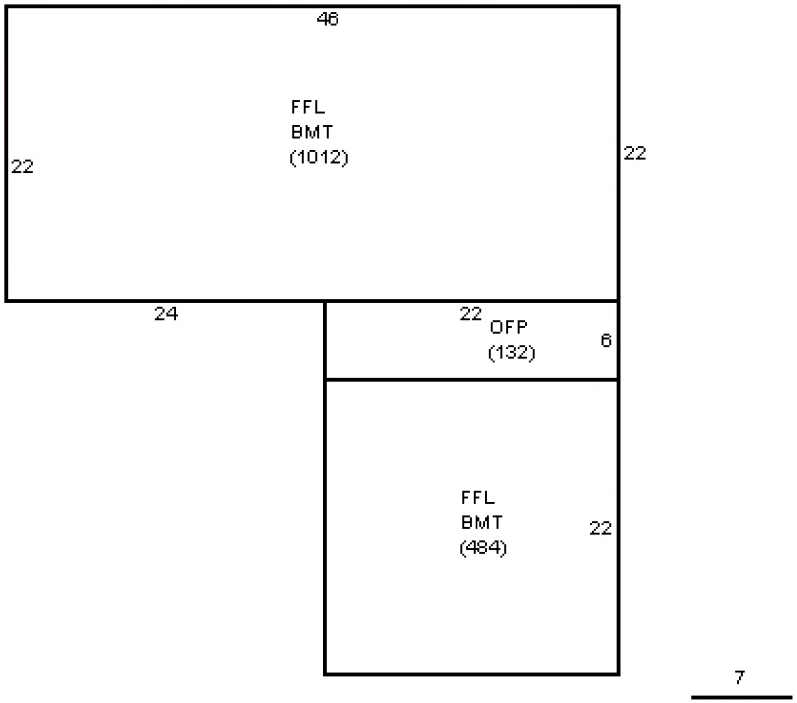
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	3	2	1
Totals			
3	9	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.45
Special Features:	0	Val/Su Net:	136.43
Final Total:	426200	Val/Su SzAd	284.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,496	61.640	92,207
FFL	First Floor	1,496	205.450	307,358
OFP	Open Porch	132	27.580	3,641

Net Sketched Area:	3,124	Total:	403,206
Size Ad	1496	Gross Are	3124	FinArea	1496
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

054.0-0002-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc